



52 Yorkstone Grove Calgary Alberta

\$839,900

With over 2,600 sq. ft. of beautifully designed living space on a wide lot, this stunning Yorkstone SW home combines modern upgrades with functional family living. From the moment you step inside, the bright, spacious foyer welcomes you into an inviting main floor with 9-ft ceilings, 8-ft doors, modern LED lights and luxury vinyl plank flooring throughout. The upgraded chef's kitchen features granite countertops, a sit-up breakfast bar, stainless steel appliances, a tile backsplash, soft-close cabinetry, and a huge walk-in pantry -- perfect for both everyday cooking and entertaining. The open-concept living room is anchored by a cozy gas fireplace and offers plenty of space for your furnishings. A generous main floor den makes the perfect home office, study, or children's playroom. A 2-piece powder room completes the main floor. Upstairs, you're greeted by a large, private bonus room -- set apart from the bedrooms for added quiet. The upper level also has 9-ft ceilings and offers four spacious bedrooms, including an enormous primary suite with a walk-in closet and a 5-piece spa-inspired ensuite featuring dual sinks, a soaker tub, and a tiled glass-enclosed shower. Down the hall is another 5-piece bath with dual sinks, ideal for busy mornings, plus a convenient upstairs laundry room with a window and extra storage. The basement with a side entrance is newly developed into a legal suite with 2 bedrooms, 1 bath, modern look kitchen with huge family area. Outside, the low-maintenance backyard features a cement BBQ/patio area, ready for summer gatherings. Additional highlights: upgraded lighting fixtures, ample natural light from large windows, wide staircases, high-end finishes throughout, and an excellent layout for families. Prime location -- steps to Yorkville Central Park, Yorkville Pond, playgrounds, and just minutes to Ron Southern School, Silverado Shopping Centre, S...

Bedroom 11.92 Ft x 10.17 Ft

Bedroom 12.17 Ft x 10.17 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Kitchen 8.25 Ft x 8.67 Ft

Laundry room 4.25 Ft x 9.50 Ft

Family room 17.08 Ft x 14.83 Ft

Living room 17.08 Ft x 16.08 Ft

Family room 10.08 Ft x 8.08 Ft

2pc Bathroom 2.92 Ft x 6.42 Ft

Primary Bedroom 15.58 Ft x 13.42 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bedroom 14.58 Ft x 9.92 Ft

a

Listing Presented By:



Originally Listed by:
Royal LePage METRO



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Furnace	9.50 Ft x 3.75 Ft	Bedroom	13.33 Ft x 16.33 Ft
Furnace	6.67 Ft x 12.58 Ft	Laundry room	10.83 Ft x 6.67 Ft
Kitchen	14.00 Ft x 10.67 Ft	5pc Bathroom	15.42 Ft x 9.50 Ft
Dining room	14.00 Ft x 9.00 Ft		